

\$239,000 - 4604 52 Avenue, Mannville

MLS® #A2228158

\$239,000

3 Bedroom, 2.00 Bathroom, 1,676 sqft
Residential on 1.16 Acres

Mannville, Mannville, Alberta

Acreage Living, In-Town! This 1.16 Acre parcel, situated on a corner-lot, equates to roughly 4-5 city lots. The MASSIVE lot supplies a 1,676 Sq Ft. bungalow, a 28' x 30' detached garage (welder capable), as well as a two-tiered deck, large gazebo, garden area, & a large storage shed. The parcel supplies a wide array of fruit trees: apple, nanking, evin's cherries, saskatoons, haskups, and a mature raspberry bush. Updates include: New roof in 2023, HWT - 2024, Central Air Conditioning, RV parking, as well as added kitchen backsplash. A unique property through & through. Mannville, AB - Located roughly 15 minutes west of Vermilion, AB.

Built in 2005

Essential Information

MLS® #	A2228158
Price	\$239,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,676
Acres	1.16
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active



Community Information

Address	4604 52 Avenue
Subdivision	Mannville
City	Mannville
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 2W0

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Central Vacuum, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Garden, Outdoor Grill, Private Yard, RV Hookup
Lot Description	Corner Lot, Greenbelt, Lawn, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	June 6th, 2025
Days on Market	11
Zoning	RS

Listing Details

Listing Office	Vermilion Realty
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